

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 20, 2011

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Steve Petersen, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner

Staff Members: Jennifer Tennant, Zoning Coordinator

Call to Order

Chairperson O'Donnell called the meeting to order at 7:05 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Old Business

ARC 10-15 245 W. Lincoln Avenue

Applicant: Yorton
245 W. Lincoln Avenue
Barrington, IL 60010

Architect: Sarah Petersen, Architect
523 S. Cook Street
Barrington, IL 60010

Commissioner Petersen recused himself from the meeting at 7:05 pm.

On October 28, 2010, the ARC approved a Certificate of Appropriateness for ARC 10-15, 245 W. Lincoln Avenue. The property owners, Maria and Tom Yorton, are requesting a revision to the approved Certificate of Appropriateness as follows:

1. Change the originally planned sunroom for a new mudroom. The windows will be altered to fit the new function.
2. Remove and reconfigure windows in the existing addition.
3. Eliminate kitchen door and replace with wood sliding door.

Sarah Petersen, Architect for Mr. and Mrs. Yorton, presented the petition. The petitioners were not present. Ms. Petersen explained that the homeowners have reevaluated their project and propose several modifications to the original approval.

Ms. Petersen stated that there are no changes proposed to the front elevation. However, the previously approved dormers have been eliminated from the project.

The originally approved sunroom will be changed to a mudroom. There are several changes to the window placement due to the change in function. No changes are proposed to the originally approved modifications to the second floor windows.

Commissioner Lytle asked for clarification on which aspects of the project are changing from the originally approval. Ms. Petersen stated that she will review each elevation separately in order to eliminate any confusion.

Commissioner Lytle expressed concern about the removal of one of the windows on the west elevation. Ms. Petersen explained it was necessary to accommodate the interior floor plan. Commissioner Lytle expressed his concerned about the amount of blank space it will leave on the wall and asked if it was possible to center the remaining two windows on the wall. Ms. Petersen said it would be possible but not preferred.

Commissioner Coath commented on the lack of muntins on the proposed plans. Ms. Petersen stated that windows without muntins were approved originally for the sunroom. Commissioner Coath said that sunroom windows are different than the windows that are currently proposed. Ms. Petersen agreed to add muntins to the necessary windows.

Commissioner Coath asked what material is proposed for the foundation. Ms. Petersen replied that it is CMU to match the existing house.

Commissioner Coath said the frieze board of the cornice looks taller than the house. Commissioner Lytle pointed out that the drawings indicate that it will match the existing. Ms. Petersen agreed to match the existing house. The existing window trim is 3 ½ inches.

Ms. Petersen explained that on the south elevation they propose to replace the low mudroom door with three double hung windows, install one window above mudroom counter, install entry door with glass light and door covering with knee brackets that is hipped to match the hipped style of the roof. The Commissioners commented that they prefer the revised elevation to the originally approved elevation.

Ms. Petersen explained that on the east elevation they propose to remove the casement windows in the sunroom and install one longer double hung window in the mudroom and one short double hung window in the powder room. The Commissioners commented that they prefer the revised elevation to the originally approved elevation.

The Commission agreed on the following final details:

1. Condition – Add head casing to windows on the mudroom to match existing house.
2. Condition – Add muntins to the windows on the existing addition.
3. Recommendation – carefully consider the style of brackets over the mudroom door.

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New Business

ARC 11-04 131 W. Station Street – Concept Review

Applicant: Cynthia & Bruce Curin
 131 W. Station Street
 Barrington, Illinois 60010

The applicant is seeking direction from the Architectural Review Commission on possible improvements they plan to make to their home at 131 W. Station Street. The applicant was not present and Ms. Tennant, Zoning Coordinator, presented the proposal to the Commission.

The homeowners are seeking direction from the Commission on possible modifications to the existing front porch. Ideally, the homeowners would like to implement an open rail and/or open skirt design. Ms. Tennant stated that several Commissioners have had the opportunity to review the porch and all find it to be original to the house. In addition, the homeowners would like to remove the existing concrete porch steps and replace them with wood. The homeowners are also interested in replacing the existing wood siding on the front elevation of the house.

Commissioner Coath stated that the siding is the original and in fine condition. He also stated that the siding is unusual because it has a very narrow exposure. The rest of the siding on the house is in bad condition and does not hold paint. Many of the homeowner's concerns can be addressed with continued maintenance.

Chairperson O'Donnell stated that he believes the porch is original but that it was poorly constructed.

Commissioner Petersen added that if the porch and siding are both original, they cannot be removed. Repairing the damaged portion of the porch is the only option. Commissioner Petersen also stated that he is opposed to implementing a style that is not appropriate for the house such as an open rail.

Commissioner Plummer commented that if something needs to be replaced it must match the original. The original elements should not be changed.

Commissioner Coath recommends residing the rest of the house in a matching narrow exposure.

The Commissioners discussed the stairs and agreed that the existing concrete stairs could be replaced with wood stairs and wood stair railings.

Commissioner Coath stated that the porch columns are original and in good condition.

Ms. Tennant explained the homeowner is also concerned about the rear base of the house. This is an addition and therefore not original to the house. The Commissioners are in support of repairs to the rear of the addition.

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Ms. Tennant asked the Commission if casement windows are acceptable for replacement of non-original windows.

Commissioner Coath and Commissioner Petersen stated that casement windows are appropriate depending on the style of the house. They can be original to older houses.

Ms. Tennant asked if casement windows need to be reviewed by the ARC. The Commissioners agreed that the ARC should review all requests for casement windows.

Approval of Minutes

February 24, 2011

No Comments. Commissioner Petersen made a motion to approve the February 24, 2011 meeting minutes, Commissioner Kozak seconded the motion.

March 10, 2011

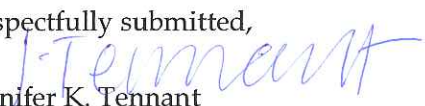
Commissioner Lytle corrected his statement about color consistency as related to the wood trim at 120 W. Main Street (ARC 11-03). Commissioner Plummer made a motion to approve the March 10, 2011 meeting minutes. Commissioner Kozak seconded the motion.


Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 8:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,


Jennifer K. Tennant
Recording Secretary


Chairperson O' Donnell
Architectural Review Commission

Approval Date: May 12, 2011